

# Mixed Use - Investment

Offers Invited in excess of: £180,000

Mount Road, Tranmere Wirral



## Location

The property is situated on Mount Road, Tranmere, Wirral, between Borough Road and The Wiend. Tranmere is a densely populated area, close to local amenities and transport links.

## Description

The subject premises are a ground floor retail unit, trading as a barbers shop, with a two bedroom apartment above. The property is set within a mixed use parade of similar units with commercial elements below and residential accommodation above.

### Retail Unit - 119 Mount Road

The ground floor retail unit extends to approximately 51.7m<sup>2</sup> (556ft<sup>2</sup>) and briefly comprises of open salon and sales areas with kitchen to the rear.

### Residential Accommodation - 119a Mount Road

The residential accommodation features a fitted kitchen, dining room, utility room, bathroom, lounge and two double bedrooms.

## Tenacy Information

119 Mount Road – 10 Year Internally Repairing and Insuring (IRI) lease from November 2023 at £10,800 per annum, with **no breaks** and three year upward only rent reviews subject to minimum RPI increase.

119a Mount Road – 12-month ASST at £625.00 pcm, generating an annual income of £7,500.

## Proposal

Offers are sought in excess of £180,000 for the freehold property.

## Council Tax & Business Rates

Council Tax	- Band A.
Rateable Value	- £4,600
Rates Payable	- Small business rates relief may apply - enquiries should be made of the local authority.

## Legal Costs

Each party to bear their own legal costs.

## Viewings

If you require any further information or would like to arrange an inspection of the premises, please contact:-

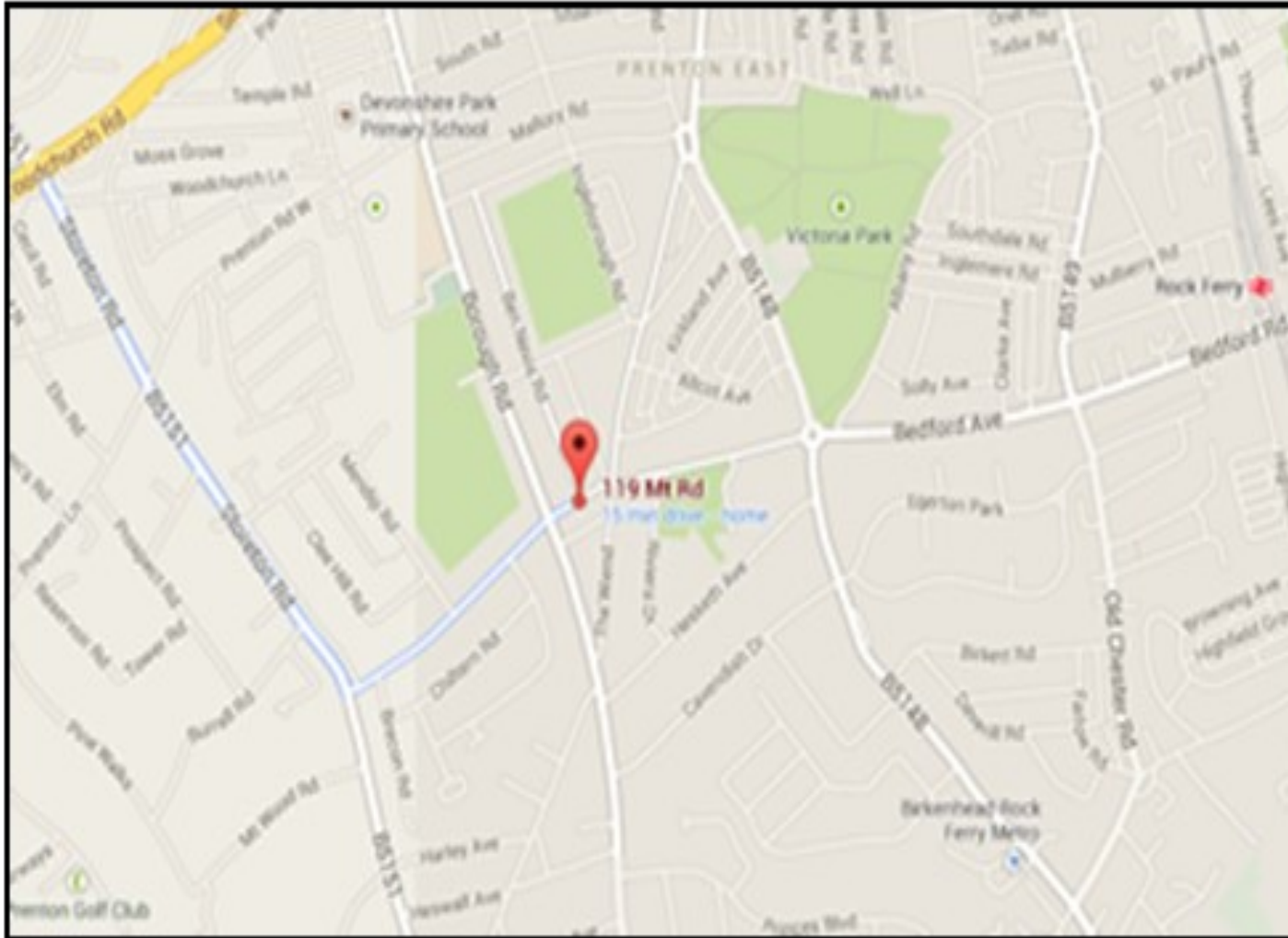
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2A Alderley Road, Hoylake, Wirral, CH47 2AX

## Birkenhead Road, Hoylake



### Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Additional Information

- ◆ Freehold
- ◆ VAT - Not applicable
- ◆ Council Tax Band: See Details
- ◆ Council: Wirral Borough

### Contact Us

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